



July 31, 2023

Jennifer Epstein  
Controlling Manager  
Boston Unity Soccer Partners LLC

**Re: Request for Proposals for the Lease of the West Grandstand and Adjacent Areas of White Stadium**

Dear Ms. Epstein,

We are pleased to inform you that, upon the recommendation of the City’s evaluation committee, we have conditionally designated Boston Unity Soccer Partners (“BUSP”) as the preferred proposer for the lease of the West Grandstand and Adjacent Areas of White Stadium, as shown in Appendices B and C of the Request for Proposals (RFP). We are excited at the prospect of this public-private partnership to reimagine White Stadium as a beautiful new home of Boston Public School athletics and bring a professional women’s soccer team to the heart of our City. Through our shared investment in White Stadium, we can realize a transformative vision for BPS athletics and create new, vibrant community spaces within the unique landscape of Franklin Park.

The award to BUSP of a lease of the West Grandstand and Adjacent Areas of White Stadium is contingent on the successful resolution, to the satisfaction of the City and BPS, of the following matters:

- Evidence of financial sources for the design, permitting, and construction of BUSP’s portion of improvements to White Stadium;
- Negotiation of the terms and conditions of a ground lease that includes, at a minimum, the standard and additional lease terms and conditions described in the RFP;
- Development of a design in collaboration with the City of Boston Public Facilities Team that is compatible with the City’s proposed renovation of the East Grandstand and the Franklin Park Action Plan;
- Approval of a design, permitting, and development schedule that will achieve the collaborative design;



- Development of a satisfactory and implementable transportation management plan for BUSP game days;
- Negotiation of the terms and conditions of a facilities management and operations agreement and/or license agreement that, among other things, details the shared use of White Stadium (including the prioritization of BPS and City events) and establishes clear guidelines for community access to the leased areas (other than limited team-specific areas);
- Development of a plan to accomplish BUSP's stated supplier diversity goals; and
- Any additional related matters deemed necessary or appropriate for the City of Boston to resolve prior to entering into definitive transaction documents.

The City intends to begin ground lease negotiations with BUSP immediately and will host additional community engagement sessions to inform the process and assist us in finalizing terms and conditions. We propose to host additional community sessions on 1) transportation management, 2) BPS athletics and community uses, 3) alignment with the Franklin Park Action Plan, and 4) supplier diversity and community benefits, as well as further sessions on stadium design. We look forward to partnering with BUSP on these sessions to ensure that our collaboration is reflected in every aspect of the project.

Notwithstanding the foregoing, this designation letter shall be construed only as a preliminary selection and not a legally binding commitment, and the City of Boston and its constituent agencies shall not be legally bound unless and until such time as definitive transaction documents, including a ground lease, have been agreed to, executed, and delivered by all parties thereto. It is expressly acknowledged that City of Boston officials do not hereby purport to grant or guarantee any local regulatory approvals, including building and zoning approvals, school committee approvals, landmarks approvals, alcohol and entertainment licensing, or any other regulatory approval.

Congratulations on your selection. We look forward to working with your team on this project.

Sincerely,

Dion Irish  
Chief of Operations  
City of Boston

Mary Skipper  
Superintendent  
Boston Public Schools